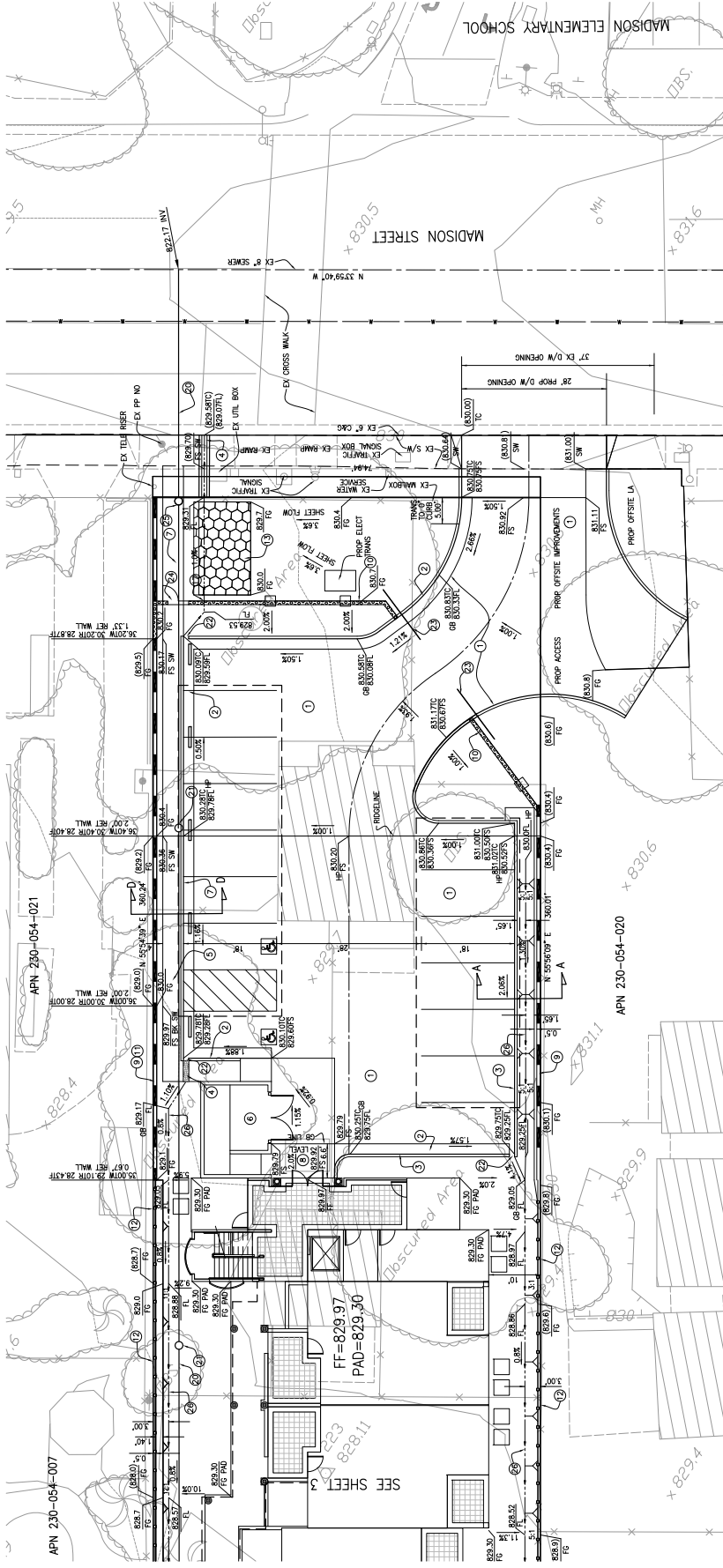




CONCEPTUAL GRADING PLAN



CONSTRUCTION NOTES

1. CONSTRUCT 1" AC FINISH OVER 6" AG BASE
2. CONSTRUCT 6" CURB AND GUTTER PER CITY STD 200
3. CONSTRUCT 6" CURB PER CITY STD NO 200
4. CONSTRUCT PARKWAY DRAIN PER CITY STD NO 410, S=18"
5. CONSTRUCT HANDCAP RAMP
6. CONSTRUCT BASIC TRASH ENCLOSURE PER CITY STD
7. CONSTRUCT 4 FOOT WIDE CONCRETE SIDEWALK PER ARCHITECT PLAN
8. CONSTRUCT CONCRETE ENTRY PER ARCHITECT PLAN
9. CONSTRUCT 6 FOOT HIGH PRECASTING BLOCK WALLS PER ARCHITECT PLAN

10. CONSTRUCT 6 FOOT HIGH BOWSHAW FENCE PER ARCHITECT PLAN
11. CONSTRUCT RETAINING WALLS PER ARCHITECT PLAN BY SEPARATE PERMIT
12. CONSTRUCT 6 HIGH WALK FENCING PER ARCHITECT PLAN
13. INSTALL 6" PVC DRAINAGE PIPE @ 1%
14. INSTALL 12" PVC PERFORATED DRAINAGE PIPE @ 1%
15. CONSTRUCT DEEPFROD FOOTING AS INDICATED ON PLAN
16. OMIT HEAD JOINTS IN FIRST BLOCK COURSE FOR DRAINAGE
17. OMIT BLOCK TO ALLOW FOR DRAINAGE
18. CONSTRUCT INfiltration TRENCHES PER PLAN

19. INSTALL 12" X 12" BROOKS DRAINAGE INLET PER BROOKS STD 1212 FB
20. INSTALL 6" PVC SEWER PIPE @ 1% ONSTE AND 2% IN STREET RIGHT OF WAY
21. INSTALL SEWER CLEAN OUT
22. CONSTRUCT 2 FOOT OPENING IN CURB FOR DRAINAGE
23. INSTALL ROLLING GATE PER ARCHITECT PLAN
24. INSTALL 3 FOOT WIDE GATE PER ARCHITECT PLAN
25. INSTALL SEWER CLEAN OUT PER CITY STD NO 560
26. CONSTRUCT GRASS BURNABLE SWALES

27. EX. CROSS WALK

28. PROP. D/W OPENING

29. EX. CROSS WALK

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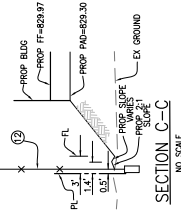
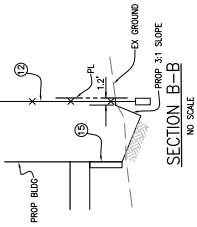
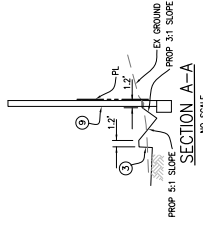
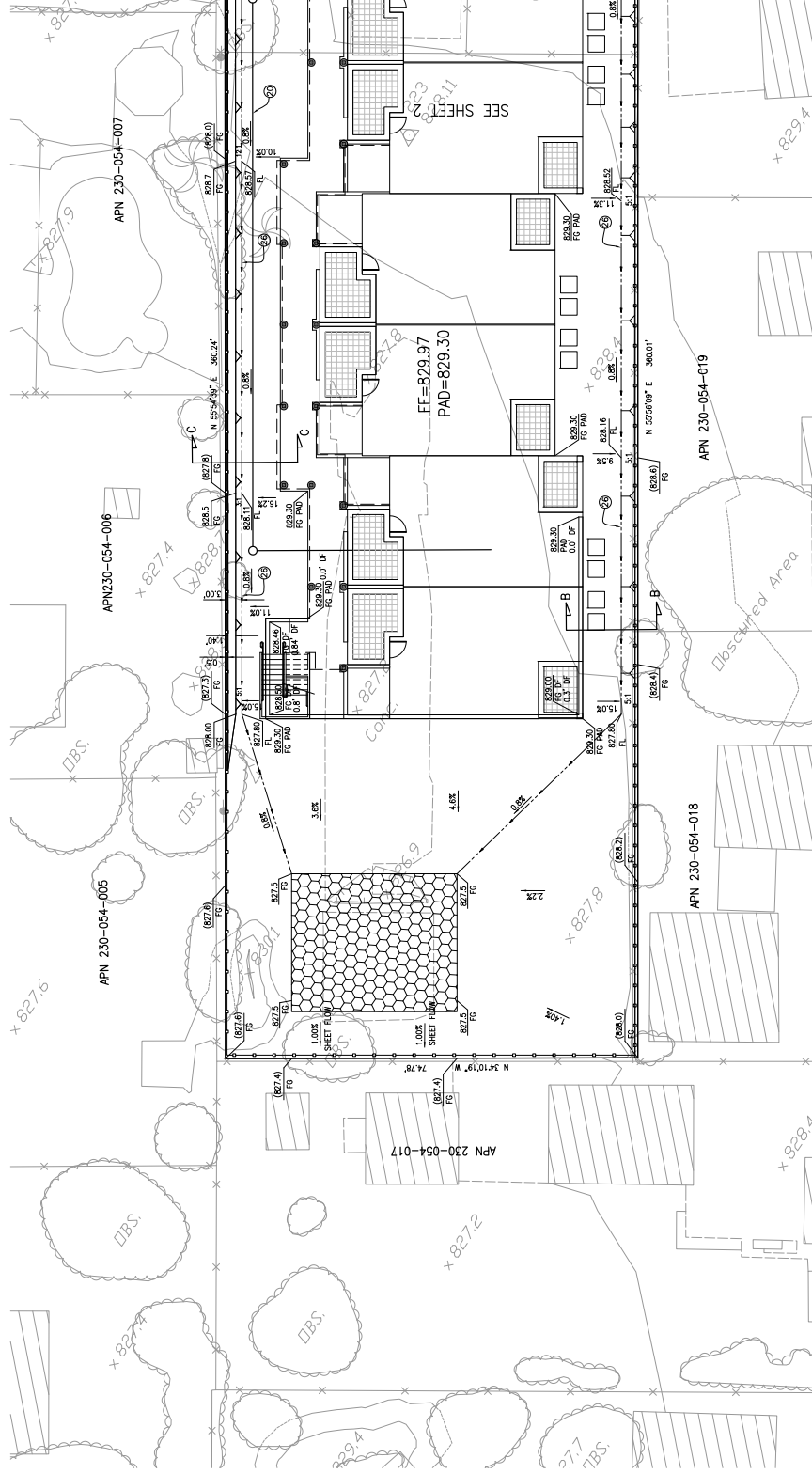
294. EX. CROSS WALK

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CONCEPTUAL GRADING PLAN



- CONSTRUCTION NOTES**
1. CONSTRUCT 3" AC PAVING OVER 6" AG BASE
  2. CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200
  3. CONSTRUCT 6" CURB PER CITY STD. NO. 200
  4. CONSTRUCT PARKWAY DRAIN PER CITY STD. NO. 200
  5. CONSTRUCT HANDCAP RAMP
  6. CONSTRUCT BIODIGESTION ENCLOSURE PER CITY STD.
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**SOILS ENGINEER**  
DR. J. L. COOK & ASSOCIATES, INC.  
7525 JARVIS AVENUE, SUITE C  
RIVERSIDE, CA 92504  
CITY OF RIVERSIDE BUSINESS LIC. NO. XX EXP. XX

**Underground Service Alert**  
Call: TOLL FREE 1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG  
DATE: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

**SEAL**  
CITY OF RIVERSIDE PLANNING DIVISION  
CITY OF RIVERSIDE BUSINESS LIC. NO. 23303 EXP. DATE 12-31-15  
DATE: \_\_\_\_\_

**GABEL COOK & ASSOCIATES, INC.**  
CIVIL ENGINEERS  
LAND PLANNERS  
7525 JARVIS AVENUE, SUITE C  
RIVERSIDE, CA 92504  
Telephone (951) 788-6092 #3339  
DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
BENCHMARK: SEE SHEET 1

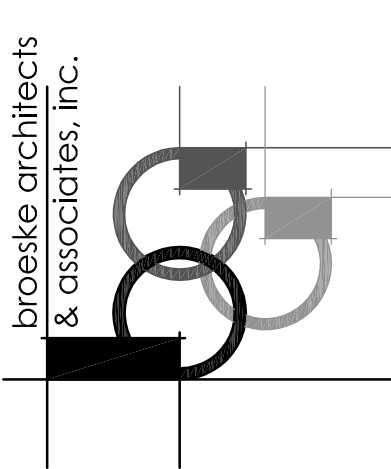
**CITY OF RIVERSIDE**  
CONCEPTUAL GRADING PLAN  
3628 MADISON AVENUE  
FOR: ALLEN DEVELOPMENT  
W.D. 2553  
SHEET NO. 3 OF 3 SITES  
FILE NO.

CITY OF RIVERSIDE BUSINESS LIC. NO. 12144 EXP. 12/31/16

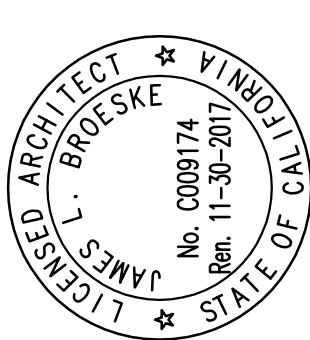
PW16-0185







4344 latham street, suite 100  
riverside, ca 92501-1773  
ph: (951) 501-1868  
fx: (951) 500-1868



CONSULTANTS

# MADISON STREET APARTMENT COMPLEX

3628 MADISON ST., RIVERSIDE, CA. 92503

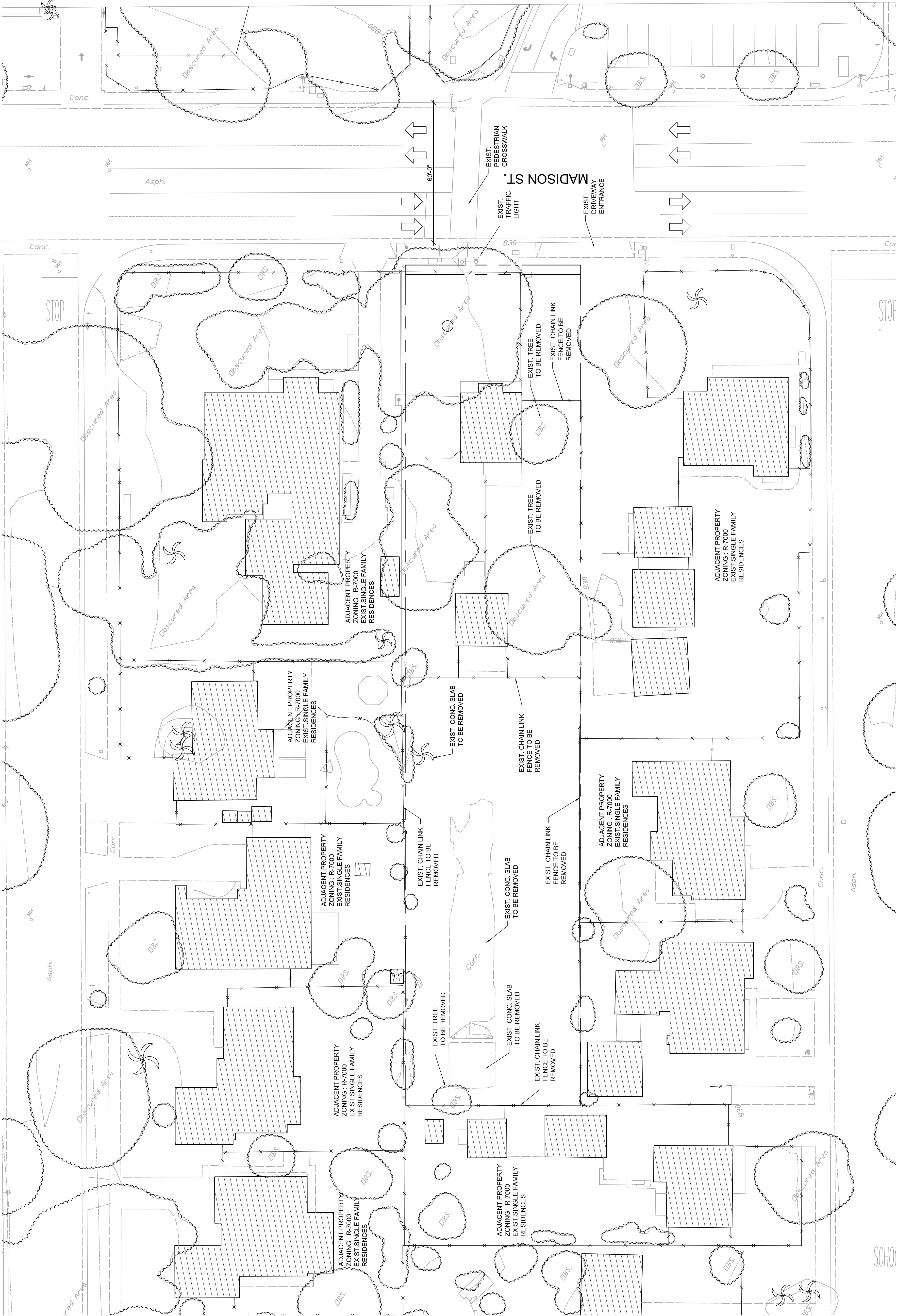
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APN	•	230404-009
JOB NO.	•	15-041
DATE	•	03/10/16
DRAWN BY	•	GMH
CHECKED BY	•	--
SCALE	•	--
REVISIONS	•	--

05/16/16 PLANNING REVISIONS

SHEET TITLE  
SITE DEMOLITION PLAN,  
AREA MAP

SHEET NO.  
A1.2



SITE DEMOLITION PLAN / AREA MAP  
1" = 20'

## Exiting Site Photos



From the southeast corner of the site looking west.



From the northeast corner of the site looking southwest.



## Exiting Site Photos



From the northeast corner of the site looking west.



From the northeast corner of the site looking east at Madison Elementary School.

## Exiting Site Photos



From sidewalk on east side of Madison Street looking west.



From sidewalk on east side of Madison Street looking northwest.



**Untitled**

**PETE M ARELLANO  
7555 ORCHARD ST  
RIV.CAL 92504**

**OPPOSITION TO CASE P-16-0184  
CONDITIONAL USE PERMIT.**

**1.PRIVACY ISSUE.**

**A TWO STORY APT COMPLEX AT THE REAR  
OF MY RESIDENCE WOULD ALLOW ANYONE IN  
THE SECOND FLOOR TO LOOK DIRECTLY INTO  
MY BACKYARD AND BEDROOM.**

**2.TRAFFIC ISSUE,**

**THE PROPERTY AT 3828 MADISON,FACE MADISON ELEMENTARY  
SCHOOL. AND THEIR IS ONLY ONE EXIT FROM THE PROPERTTY  
ONTO MADISON.THE DRIVE WAY IS APPROX 15 FT FROM THE  
SCHOOL CROSSING.PARENTS AND CHILDREN WALKING TO  
SCHOOL COULD CAUSE A SAFETY ISSUE.**

**3.CHARTER COMMUNICATION.**

**THE CHARTER COMMUNICATION LINE CROSS OVER THIS  
PROPERT FROM DELAWARE ST TO MY RESIDENCE.A 30 FT  
POLE WOULD HAVE TO BE INSTALLED SO THAT THE CHARTER  
LINE COULD BE CONNECTED TO MY RESIDENCE.**

**4.PROPERTY VALUE.**

**IN TRYING TO SELL MY RESIDENCE,NO ONE WOULD WANT THEIR  
NEIGHBORS LOOKING INTO THE BACKYARD OR THE BEDROOM.**

J NOT STAPLE

TAPE, DO NOT STAPLE

TAPE, DO NOT

Pam Jaennette  
7545 Orchard St.  
Riverside Ca 92504

Place Stamp  
Here

City of Riverside  
Planning Division  
Attn: Sean P. Kelleher, Associate Planner  
3900 Main Street  
Riverside, CA 92522

## Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request.

Please note that public comment for this project closes at the Public Meeting on **October 6, 2016**.

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: Regarding Case # P16-0184 & # P16-0185 -  
Applicant: WB Allen Development LLC.  
Property address: 3628 Madison St. Riverside Ca 92504

I am the owner of property located @ 7545 Orchard St.  
Riverside Ca 92504. My property backs up to said  
Subject property.

I am opposing this project for the following reasons:  
1.) Loss of privacy to my home.  
2.) Building a multi-family unit during a lot of cars  
people, animals & "element" to the area directly  
behind my house. - This is a NEGATIVE!!  
3.) This will affect my property value negatively.  
4.) Area is too small.

Respectfully Submitted Pam Jaennette

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